

# FOR SUBLEASE

1755 PURINA WAY, SPARKS, NV 89431

1755

*ArcBest*

Warehouse Space  
for Sublease

+129,600 SF

## CONTACT

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## // SUBLEASE DETAILS



**Property Type/Zoning:**  
Heavy Industrial (I)



**Year Built:** 1977



**Available SF:**  
±129,600 SF



**Term:** Negotiable



**Rate:** Negotiable

## // FACILITY HIGHLIGHTS



**Office SF:** ±6,100 SF office space on 2 stories



**Clear Height:** 24'



**Column Spacing:** 40' x 40'  
Front loading



**Dock/Grade Doors:** 10 Docks (9 with levelers); 1 Drive-In



**Sprinklers:** Yes



**Power:** 2,000 Amp, 480/277V, 3-phase Heavy



**Parking:** 112 dedicated spaces



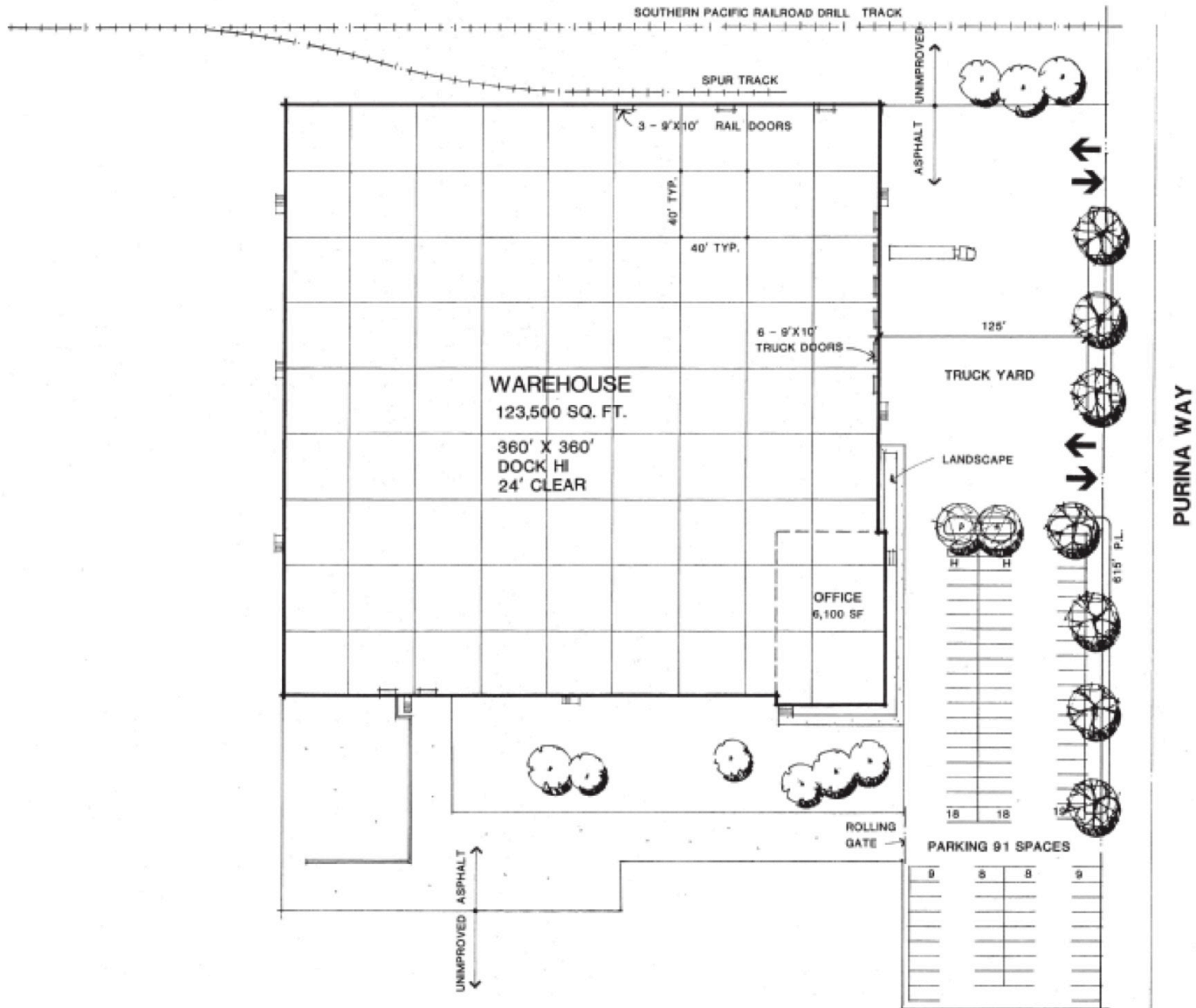
T-5 Lighting



Fenced outside storage

// **1755 PURINA WAY**  
SPARKS, NV 89431

# // SITE PLAN



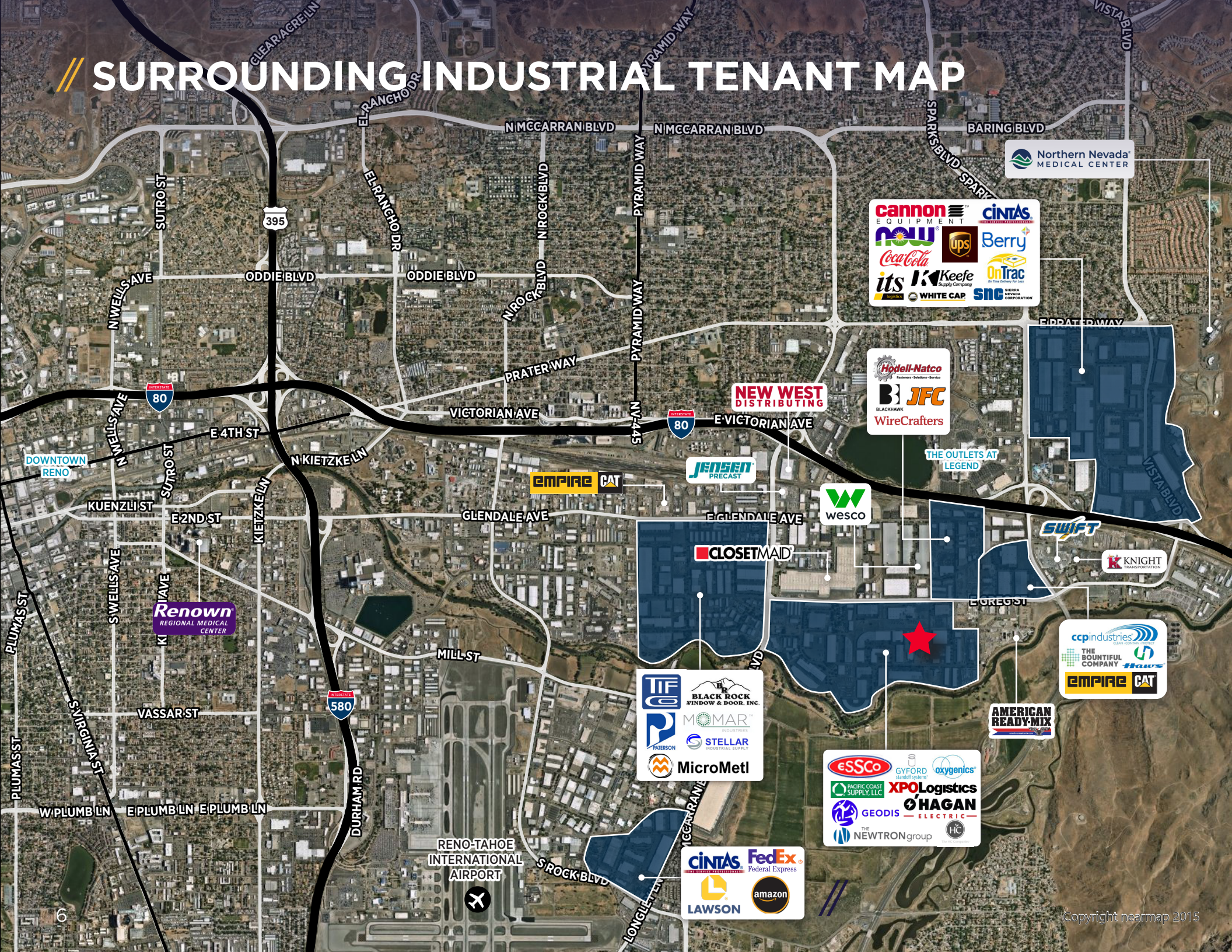
# // PROPERTY PHOTOS



# // PROPERTY PHOTOS



# // SURROUNDING INDUSTRIAL TENANT MAP



Northern Nevada  
MEDICAL CENTER

**cannon**  
EQUIPMENT

**CINTAS**  
INDUSTRIAL SUPPLY

**now**  
Coca-Cola

**ups**

**Berry**

**its** **IK** **Keefe**  
Supply Company

**OnTrac**  
The Next Delivery For Less

**WHITE CAP** **snc**  
SUNBELT LOGISTICS  
A NORTHERN NEVADA CORPORATION

**Hodell-Natco**  
Partners • Solutions • Service

**JFC**  
BLACKHAWK

**WireCrafters**

THE OUTLETS AT  
LEGEND

**NEW WEST**  
DISTRIBUTING

**JENSEN**  
PRECAST

**WESCO**

**SWIFT**

**KNIGHT**  
TRANSPORTATION

**CLOSETMAID**

**ccpindustries**  
INDUSTRIAL SUPPLY

**THE BOUNTIFUL COMPANY**

**EMPIRE CAT**

**AMERICAN**  
READY-MIX

**BLACK ROCK**  
WINDOW & DOOR, INC.

**MOMAR**  
INDUSTRIES

**STELLAR**  
INDUSTRIAL SUPPLY

**MicroMetl**

**eSSCo**

**GYFORD** **oxygenics**  
standoff systems

**PACIFIC COAST**  
SUPPLY, LLC

**XPO Logistics**

**GEODIS** **HAGAN**  
ELECTRIC

**THE NEWTRON group** **tic**

**CINTAS** **FedEx**  
Federal Express

**LAWSON** **amazon**

**Renown**  
REGIONAL MEDICAL  
CENTER

RENO-TAHOE  
INTERNATIONAL  
AIRPORT

# // DRIVE-TIME MAP

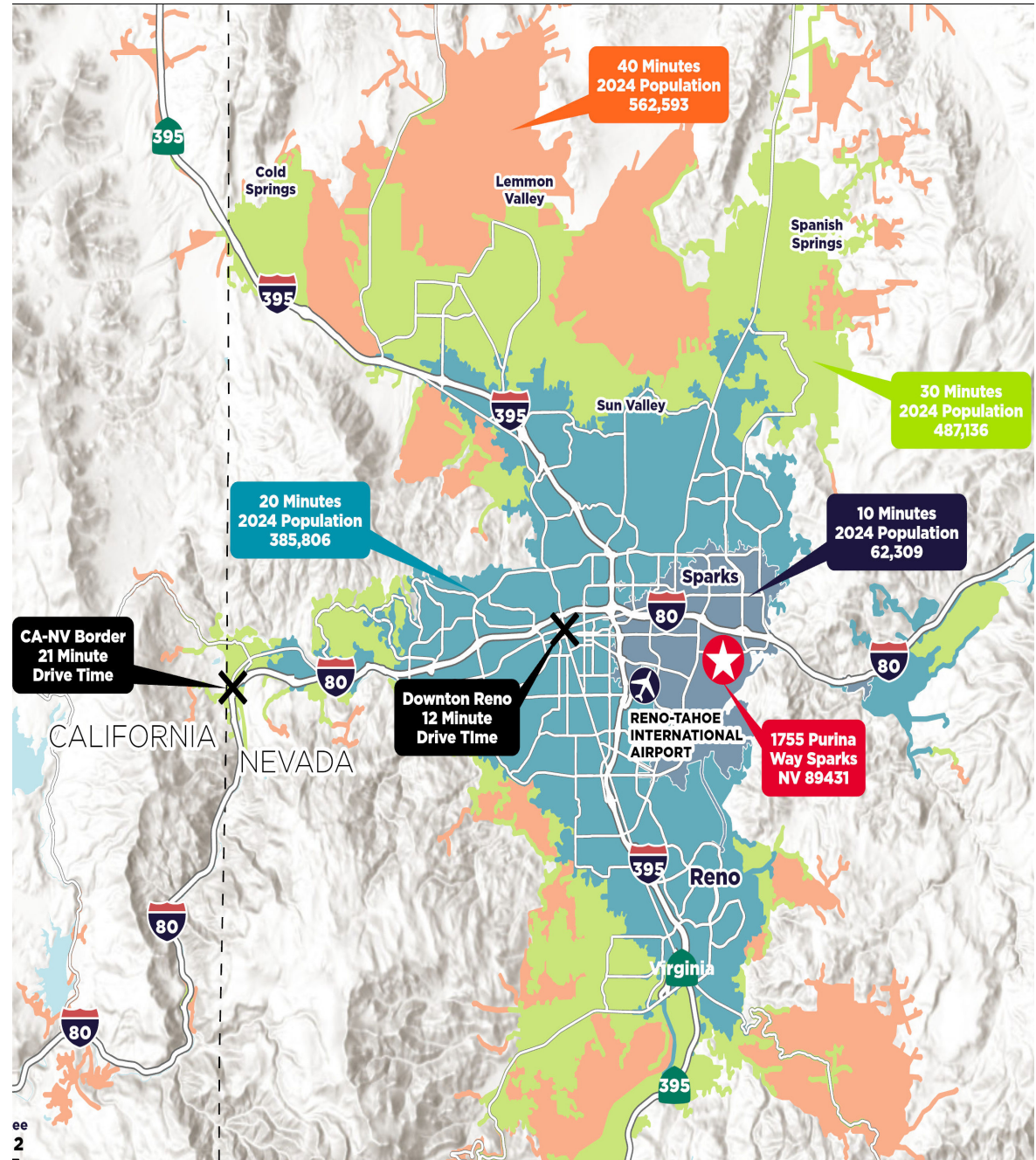
1	Reno-Tahoe Airport	15 Min/5 Mi
2	CA/NV Border Cold Springs	26 Min/27 Mi
3	CA/NV Border Verdi	21 Min/20 Mi
4	USA Parkway/TRIC	23 Min/18 Mi
5	Downtown Reno	12 Min/9 Mi

Source: ESRI

# // DEMOGRAPHICS

2024	1 Mile	3 Miles	5 Miles
Population	615	61,590	189,501
Households	349	25,306	78,196
Housing Units	415	26,658	83,140
Median Age	38.4	37.7	36.2
Median HH Income	\$70,438	\$74,681	\$63,959
Average HH Income	\$110,451	\$93,143	\$86,788

Source: ESRI



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# REASONS TO MAKE THE MOVE



## TAX ADVANTAGE

- Ranked #3 in Most Business-Friendly Tax Climate
- NO Corporate Income Tax
- NO Personal Income Tax
- NO Franchise Tax
- NO Unitary Tax
- NO Inventory Tax
- NO Inheritance Tax
- NO Estate Tax



## OPERATING ADVANTAGE

- Strategic Location – Central Among the 11 Western States
- Room for New and Expanding Companies – Over 90 Million Square Feet of Industrial Space
- Diverse Labor Market
- Wide Range of Financial Resources
- Entrepreneurial Services and Support



## QUALITY OF LIFE ADVANTAGE

- Affordable Living Costs, 0.9% Lower Than the National Average
- Emerging New Downtown
- Strong Sense of Community
- Four Vibrant Seasons
- Endless Recreation Opportunities
- Burgeoning Arts and Culture Lifestyle
- A Balanced Life Pace



## THE NEW NORTHERN NEVADA

- 100 Companies Have Relocated Here in the Last 3 Years Plus Proximity to Major Markets
- Home to Tesla's New Gigafactory, Switch, Apple, eBay, Rackspace, Amazon, Zulily, Jet.com, Cimpress, Alltrade Tools, Microsoft, Intuit, Sierra Nevada Corp, and Many More
- Affordable Large Scale Real Estate and Water Available
- Ranked #4 for Highest Market Rental Growth in U.S./Canada





## TRANSPORTATION

Less than 1-day truck service to >60 MM customers, 8 states, and 5 major ports. Two-day truck service to 11 states.





## PROMINENT EMPLOYERS

- Amazon
- Chewy
- Dupont
- El Dorado Resorts
- Employers Insurance
- ERG Aerospace
- FedEx
- Figure Technologies
- Google
- Integrity Staffing Solutions
- Intuit
- NOW Foods
- NV Energy
- Panasonic
- Patagonia
- Peppermill Resorts, Inc.
- Polaris
- Renown Health
- St. Mary's Health Network
- Sierra Nevada Corporation
- Switch
- Tesla
- University of Nevada, Reno
- Uline
- UPS
- Urban Outfitters

# TOP 10

## RANKED STATES FOR BUSINESS

BUSINESS FACILITIES'  
MAGAZINE - 14TH ANNUAL  
STATE RANKINGS REPORT



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